

CASE SUMMARY

APPLICATION TYPE: REZONING

KNOXVILLE-KNOX COUNTY

M P C
METROPOLITAN
P L A N N I N G
C O M M I S S I O N
T E N N E S S E E

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File Number: 9-B-06-RZ **Related File Number:**
Application Filed: 7/24/2006 **Date of Revision:**
Applicant: AARON ANDREW FARMER
Owner:

PROPERTY INFORMATION

General Location: Northwest side Rucker St., southwest of Henson Rd.
Other Parcel Info.:
Tax ID Number: 93 I A 001.02 **Jurisdiction:** City
Size of Tract: 9000 square feet
Accessibility: Access is via Rucker St., a deadend local street with 18' of pavement within a 40' right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Vacant land
Surrounding Land Use:
Proposed Use: Residence **Density:**
Sector Plan: Northwest City **Sector Plan Designation:** LDR
Growth Policy Plan: Urban Growth Area (Inside City Limits)
Neighborhood Context: This vacant lot is part of an older residential area zoned R-1 and RP-1 that has been partly replaced by industrial uses under I-3 zoning

ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

Street: 5415 Rucker St
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: RP-1 (Planned Residential)
Former Zoning:
Requested Zoning: R-1 (Low Density Residential)
Previous Requests: None noted
Extension of Zone: Yes
History of Zoning: Property was one of several parcels rezoned RP-1 in 1970's, but not rezoned to I-3 later with those same parcels.

PLAN INFORMATION (where applicable)

Current Plan Category:
Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

Surveyor:

No. of Lots Proposed:

No. of Lots Approved: 0

Variances Requested:

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

MPC ACTION AND DISPOSITION

Planner In Charge:

Ken Pruitt

Staff Recomm. (Abbr.):

APPROVE R-1 (Low Density Residential) zoning

Staff Recomm. (Full):

R-1 zoning will allow this lot to be developed with a residence, which is not possible under the RP-1 zoning without variances.

Comments:

NEED AND JUSTIFICATION FOR THE PROPOSAL

1. The subject property is too small to be developed under the RP-1 zone without variances, and is located in a transitional area of commercial, industrial and single-family residential development where other R-1 zoning is found.
2. The residential use is consistent with the surrounding property uses.

THE EFFECTS OF THE PROPOSAL

1. The rezoning of the subject property to R-1 for a residence will have no significant impact on schools and area streets. Public water and sewer are in place to serve this site.
2. This rezoning may lead to an additional request to convert the adjoining RP-1 zoned lot to R-1 for residential development.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The R-1 rezoning is compatible with the LDR Sector Plan proposal for this site
2. The Growth Policy Plan designates this property in the Urban Growth Area (Inside City Limits).

MPC Action:

Approved

MPC Meeting Date: 9/14/2006

Details of MPC action:

Summary of MPC action:

R-1 (Low Density Residential)

Date of MPC Approval:

9/14/2006

Date of Denial:

Postponements:

Date of Withdrawal:

Withdrawn prior to publication?: Action Appealed?:

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

Knoxville City Council

Date of Legislative Action:

10/10/2006

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case:

Approved (Emergency)

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: